

shall also have all other rights and remedies which may be available under the laws of the State of South Carolina, subject to the conditions applicable to Lessor's rights as hereinabove provided.

13) EMINENT DOMAIN

(A) If, during the term of this lease, the entire demised premises or such portion thereof as shall render the remaining portion untenable for the purposes of Lessee's occupancy, shall be taken as a result of the exercise of the power of eminent domain, this Lease and all right, title and interest of the Lessee hereunder shall cease and come to an end on the date of vesting of title pursuant to such eminent domain proceedings, and each of the parties hereto shall be entitled to retain such portion of the award or such awards as may relate to their respective properties and interest taken in such proceedings; provided, however, that Lessee shall not be entitled to any portion of the award for the land of for Lessor's interest in this leasehold estate therein, all such amounts being hereby assigned to Lessor; and further provided, however, that any sums awarded to Lessee representing reimbursement or allowance for expenses in connection with the interruption, moving and/or relocation of Lessee's business and/or property shall belong to and be Lessee's; and further provided, however, the termination of this lease as a result of a partial taking, as above referred to, shall not be automatic, but shall be at the option of Lessee upon due written notice to Lessor, and should Lessee not exercise such option within thirty (30) days following the date of vesting of title in such eminent domain proceedings, the provisions of paragraph (B) if this Article shall be deemed applicable.

(B) If, during the term of this lease, a portion of the demised premises to be taken in eminent domain proceedings and the remaining portion not taken in eminent domain proceedings and the remaining portion not taken shall be reasonably tenantable for the purposes of Lessee's occupancy, this lease shall continue in effect with respect to such remaining portion, but the rent payable hereunder by Lessee shall be reduced in the same proportion as the total square footage of the property shall have been

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